

Applicant	Boywic Farms, Ltd.	
Request	Site Plan Approval / Rezoning from Residential Single Family / Low Medium Density District (RS-8) to Exclusive Use Parking Lot (XP)	
Location	1441 S. W. 33 rd Place	
Legal Description	<p>Tract "A", LU-DEL Addition, P.B. 74, P. 18, excepting the following: Commencing at the Northwest corner of said Tract "A", a distance of 44.83 feet to the POINT OF BEGINNING; thence South 38°02'34" East, a distance of 70.89 feet to the beginning of a non-tangent curve to the left, with a tangent bearing of South 83°39'32" East, a radius of 7609.49 feet, and a central angle of 00°54'39"; thence along said curve a distance of 120.97 feet to a point on the South line of said Tract "A"; thence along said South line of Tract "A" South 87°24'58" West, a distance of 162.94 feet, said point also being the Southwest corner of said Tract "A"; thence North 00°56'27" West, along the West line of Tract "A" a distance of 75.59 feet, to the POINT OF BEGINNING.(Existing parent parcel to remain B-3)</p> <p>Lots 4-6, PICKET LANE, P.B. 22, P. 12 (Proposed Parcel to be rezoned to XP)</p>	
Property Size	<ul style="list-style-type: none"> • 41,970 SF more or less (entire site, including parent parcel and proposed parcel to be rezoned to XP) • 18,750 SF, more or less (proposed Exclusive Use (XP) portion) • 23,220 SF, more or less (existing B-3 portion) 	
Zoning	B-3 Heavy Commercial/Light Industrial District and RS-8 Low Medium Density District	
Existing Land Use	<ul style="list-style-type: none"> • Existing B-3 Zoned Property/Commercial • Proposed XP Zoned Property/Vacant 	
Future Land Use Designation	<p>B-3 Parcel: Commercial</p> <p>Proposed XP Parcel: Low-Medium Residential</p>	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	<ul style="list-style-type: none"> • CC Approval of Rezone to XP 	
Applicable ULDR Sections	<ul style="list-style-type: none"> • B-3 Development Standards (47-6.20) • Exclusive Use District (47-9) • Rezoning Requirements (47-24.4) • Adequacy Requirements (47-25.2) • Neighborhood Compatibility (47-25.3) 	
Parking Lot Setbacks	Required	Proposed
	Front (North)	12'
	Rear (South)	N/A
	Side (East)	12.5'
	Side (West)	12.5'
Lot Density	N/A	N/A
Lot Size	None	41,970 SF
Lot Width	None	150'
Building Height	150' Maximum	19'
Structure Length	None	100'

Floor Area	None	0.21
VUA Landscaping	20%	20%
Parking	11	45
Notification Requirements	<ul style="list-style-type: none"> • Sign Notice Along Right-of-Ways • Mail Notice to Property Owners within 300' 	
Project Planner	Name and Title	Initials
	Donald Morris, AICP, Planner III	
	Authorized By	
	Chris Barton, RLA, AICP, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

This item was deferred from the October 15, 2003 Planning and Zoning Board meeting at the applicant's request.

The applicant is requesting to rezone from RS-8 to Exclusive Use (XP) to install a new parking lot. The lot fronting S.W. 33rd Place is occupied by an existing vacant commercial building (proposed use is equipment rental) and is zoned B-3. The vacant property immediately north of the existing building is currently zoned RS-8 and fronts on SW 33rd Court. The proposal is to rezone and construct a parking lot on this vacant parcel to service the existing commercial building. Residential properties are located to the immediate east and west of the proposed parking lot. Residences are also located on the north side of SW 33rd Court across from the parcel proposed to be zoned.

The access to the proposed parking lot will be via an internal drive, which will connect the parking lot to the existing parking for the commercial development. There is no access proposed on S.W. 33rd Court. At the July 9, 2003 Board of Adjustment (BOA) meeting the Board granted a variance to allow the proposed drive connecting the existing development to the proposed parking lot to setback 2.5' from the west property line where 10' is normally required; to permit parking within 2.5' of the property line where the code requires a 12' setback when adjacent to residential property; to permit an unscreened, mounted satellite dish antennae on the north and west sides of the building where the code requires such structures to be screened; and to permit a satellite dish with a diameter of 31' where it limits the diameter to 12'. The BOA meeting minutes are attached as **Exhibit 1**.

The applicant is providing a 5' buffer wall along the north, east and west property lines of the proposed parking lot. A 5' wall is also being proposed along the property line of the commercial property that separates the existing residences (fronting on S.W. 15th Avenue) and the existing parking lot immediately south of the residences.

As proposed, the rezoning to Exclusive Use for a parking lot complies with the criteria stipulated in Section 47-9.20.C (Rezoning Criteria for XP) and Section 47-9.21.B (Performance Standards for Parking Lots).

Comprehensive Plan Consistency:

The rezoning is consistent with the following policies:

- Policy 15.1: Where appropriate, create necessary buffering to protect established neighborhoods from the encroachment of commercial uses.
- Policy 19.5: Limited intensity of commercial development adjacent to residential neighborhoods through ULDR controls including height and floor area ratio limitations and buffering requirements.
- Policy 20.6: Continue to utilize intensity criteria contained in the Future Land Use Element to ensure that commercial development is compatible with adjacent residential land uses.

Staff Determination:

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning to Exclusive Use (XP), the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning to Exclusive Use (XP) have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.

PZ 4-ZR-03/11-19-03/DM